

Description

A single-storey industrial workshop/warehouse unit, brick-built lower walls with insulated corrugated cement cladding above and to the roof supported on a twin steel portal, incorporating twin skin translucent roof panels. Ample parking is available within a secure yard area to the front and rear of the premises.

Internally the premises comprise a concrete floor, good internal eaves height and large vehicle access to the rear with a roller shutter door. The property was stripped out after the previous tenant left and requires fitting out with toilets, lighting and any other facilities required by the tenant. Repairs to some cladded areas will be required.

Measurements

Gross Internal Area is 14,066 ft² (1,306.8 m²).

Building Dimensions are 118' 5" by 118' 9". (36.09m x 36.20m).

The eaves' height is 16' 0" (4.88m), and access is 15' 10" in height and 12' 4" in width. (4.82 m x 3.74 m).

The fenced surfaced yard areas are approximately 6,240 ft² (580m²) and 8,450 ft² (785m²)

Services

The property is connected to a mains water supply and mains sewers, there is a 3 Phase electricity supply. The electricity supply has been disconnected and the meters removed, the new tenant will need to apply for connection with a supplier of their choice.

Rents

The annual rent is £24,000.00 payable in monthly instalments of £2,000.00 in advance of the first day of each month.

Rent is subject to VAT and there are no service charges.

Other Costs

The rateable value of the property is £ 48,000.00, the full annual rates (NNDR) payable (2022/3) are £ 23,592.00. The annual buildings insurance is payable in October and for 2022/3 is £ 8,577.03.

Terms

The property is offered for terms of 6 months and upward. A security deposit of £5,000.00 is required.

